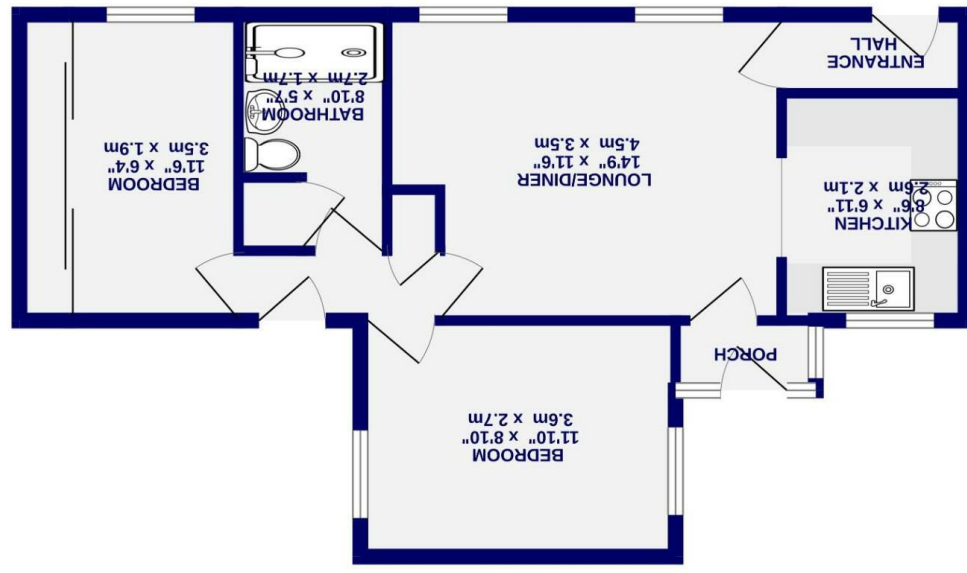


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Bungalow
- Period Style
- Over 55's Development
- On Front Street Acomb
- Two Bedrooms
- Private Courtyard Garden
- EPC - F

Leasehold  
Council Tax Band - B

# 44, Front Street Acomb, York YO24 3BX



Visit every property this service is made to ensure the accuracy of the floor plan, measurements of rooms and any other areas and requirements. It is included in the lease the government will fund the overall cost. Some areas are not included in the floor plan, or are not shown. This plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



44, Front Street  
Acomb, York  
YO24 3BX

£215,000



A two bedroom cottage style bungalow in this highly sought after over 55's development which is located just off Acomb's Front Street, just a few minutes walk to a range of varied amenities and on a bus route to York city centre.

Well maintained and offered vacant possession the property briefly comprises: entrance hall, rear porch, lounge and a modern fitted kitchen. There are also two double bedrooms one of which has fitted wardrobes and a modern bathroom with walk in shower.

Externally the property has a well maintained private courtyard garden and ample off street parking.

This popular development has a communal lounge, laundry room and there is a part time warden based on site.

Viewing is highly recommended.

Leasehold  
Length of lease - 125 years starting October 1987 ending October 2112  
Ground rent £123pa  
Ground rent review period - tbc  
Service charge £3,165.00 pa  
Service charge review period - tbc  
Council Tax Band C

